

**NEWTOWN BOARD OF ASSESSMENT APPEALS REGULAR MEETING
THURSDAY, MARCH 3, 2022**

MINUTES

PRESENT: Kadri Graffeo, Scott Reiss, Alex Villamil

CALL TO ORDER: Mr. Reiss called the meeting to order at 6:30 pm.

APPROVAL OF MINUTES: Mr. Villamil moved to accept the minutes of the March 1, 2022 Board of Assessment Appeals Regular Meeting. Seconded by Ms. Graffeo. All in favor. Motion passes (3-0).

PUBLIC PARTICIPATION: None

NEW BUSINESS:

Discussion and Possible Action:

- Conduct Hearings for Scheduled Applicants; Deliberate and Finalize Decisions:
 - **Joseph and Joanna Szulewski** – *Real Estate at 59 Robin Hill Road*
Mr. Reiss began by administering the statutory oath. Mr. Szulewski appealed his 2021 assessment stating that there have not been any significant changes to his property to warrant a \$7,000 increase. It was brought to his attention that the increase was due to the installation of a 22-kilowatt generator. Upon supplying a copy of his bill of sale for the generator, the Board agreed that the assessed value was in line with his purchase price, and therefore agreed no change is warranted.
Mr. Villamil moved to deny the appeal based on no evidence being provided to substantiate a reduction. Seconded by Ms. Graffeo. All in favor. Motion passes (3-0).
 - **Gary and Peggy Fillion** – *Real Estate at 84 Underhill Road*
Mr. Reiss began by administering the statutory oath. Mr. Fillion presented supporting materials to appeal the increase in his assessment for 2021. He understood that the \$2,630 increase was due to the installation of a generator. He feels that this should not be justified because his home is in close proximity to I-84 with subsequent road noise and ongoing construction. He also mentioned a motel is located on his road which impacts the quality of the neighborhood. Upon reviewing his current property card, the Board recognized that a previous adjustment had already been made to reduce the value due to the proximity of the highway, therefore they did not feel a further reduction would be warranted.
Ms. Graffeo moved to deny the appeal due to a prior adjustment already made regarding the proximity to the highway. Seconded by Mr. Villamil. All in favor. Motion passes (3-0).
 - **Regina DelRossi** – *Personal Property at 7 Bayberry Drive*
Mr. Reiss began by administering the statutory oath. Ms. DelRossi came to appeal her personal property assessment which was due to having two vehicles with out of state registrations domiciled on her property at 7 Bayberry Drive. The assessment was based on a generic estimate of value per vehicle. These vehicles have been on her property for several months and exceeded the statutory time restrictions for getting them legally registered in the State of CT, Town of Newtown. She stated these vehicles belong to a friend who is currently residing at her property and feels she should not have to be assessed for vehicles that are not hers. The Board suggested

to Ms. DelRossi that she remove them from her property or provide the Assessor's office with year, make, model and VINs within one week so they can be accurately assessed.

Mr. Reiss moved to deny the appeal and gave permission for the Assessor's Office to update the assessment only if the appellant provides accurate vehicle information to the Assessor's Office by March 13, 2022. Seconded by Ms. Graffeo. All in favor. Motion passes (3-0).

▪ **Michael Genovese – Real Estate at 22 Bradley Lane**

Mr. Reiss began by administering the statutory oath. Mr. Genovese presented supporting documentation in hopes of proving to the Board that his overall assessment has been too high since the last revaluation in 2017. After some discussion and research, the Board deemed that his property at 22 Bradley Lane is, in fact, much larger in overall square footage compared to the comps that Mr. Genovese provided. Therefore, the Board felt there was no evidence to prove his claim.

Mr. Villamil moved to deny the appeal due to the provided comps not being comparable in total square footage of the dwelling. Seconded by Ms. Graffeo. All in favor. Motion passes (3-0).

▪ **Thomas and Andrea Santella dba Total Pool and Patio LLC – Business Personal Property**
Mr. and Mrs. Santella canceled their appointment.

OLD BUSINESS:

- Finalize appeals from last meeting

▪ **Santo & Linda Silvestro – Real Estate at 18-22 Platts Hill Road**

Upon an on-site inspection done of the properties performed on March 2, 2022, several sheds and a 2-story barn were removed from the property card by the Assessor. These adjustments changed the assessment of 18 Platts Hill Road from \$871,820 to \$871,800; and for 22 Platts Hill Road from \$146,970 to \$117,120.

Mr. Reiss moved to accept the updated property cards based on the on-site inspection performed by the Assessor's Office on March 2, 2022. Seconded by Ms. Graffeo. All in favor. Motion passes (3-0).

▪ **John Gillis – Real Estate at 2 Grays Plain Road**

The Assessor advised the Board that the changes recommended at the last meeting have been made to the property card. This included changing the classification of the structure from a bungalow to a shed and increasing the acreage from 0.22 to 0.24. After reviewing it, the Board confirmed the assessment for 2 Grays Plain Road has now been changed from \$86,180 to \$49,130.

▪ **Rhodi Construction LLC – Business Personal Property at 71 South Main Street**

The Board confirmed that the Assessor amended the 2021 personal property assessment for Rhodi Construction based on the recommendations from the last meeting. The current assessment has now been updated from \$4,170 to \$20.

ADJOURNMENT: There being no further business, Mr. Villamil moved to adjourn the meeting at 8:53 pm. Seconded by Ms. Graffeo. All in favor.

*Respectfully submitted,
Rina Quijano, Clerk*

THESE MINUTES ARE SUBJECT TO APPROVAL BY THE BOARD OF ASSESSMENT APPEALS